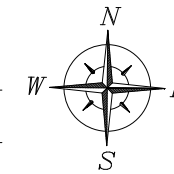


LINE TABLE

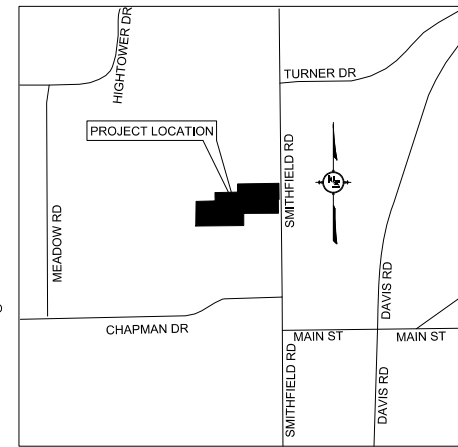
NO.	BEARING	DISTANCE
L1	N89°29'07"E	246.33'
L2	N52°22'02"E	109.16'
L3	N89°26'30"E	301.74'

C1
 Δ = 37°7'06"
 RADIUS = 250.00'
 CH. BRNG. = N70°55'35"E
 CHORD = 159.14'

C2
 Δ = 37°04'29"
 RADIUS = 250.00'
 CH. BRNG. = N70°54'16"E
 CHORD = 158.96'



GRAPHIC SCALE
 0 25 50 100
 (IN FEET)
 1 inch = 50 ft.



VICINITY MAP
 SCALE: 1"=1000'

PROPERTY DESCRIPTION

BEING 7.494 acre tract of land situated in the John McComas Survey, Abstract Number 1040, in the City of North Richland Hills, Tarrant County, Texas, conveyed by deed to Sandlin Homes, LLC, recorded under Instrument Number DXXXXXXX Deed Records, Tarrant County, Texas (DRTCT) and being described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod in the west line of Smithfield Road for the northeast corner of said Tract 3, Azure Group Real Estate, LLC;

THENCE South 00 degrees 33 minutes 30 seconds East, along said west line, a distance of 184.63 feet to a found 3/8 inch iron rod for the southeast corner of said Tract 3;

THENCE South 88 degrees 55 minutes 17 seconds West, continuing along said west line, a distance of 9.69 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for the northeast corner of said Mollie B. Collins Addition for corner;

THENCE South 00 degrees 43 minutes 39 seconds East, continuing along said west line, a distance of 156.50 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the north line of a tract of land conveyed by deed to Thomas Falcone, recorded under Instrument Number D201149984 DRTCT, for the southeast corner of said Mollie B. Collins Addition;

THENCE South 89 degrees 42 minutes 56 seconds West, departing said west line and along the south line of said Mollie B. Collins Addition, a distance of 394.47 feet to a found 1/2 inch iron rod in the south line of said Mollie B. Collins Addition, same being the northeast corner of said Lot 1, Block 1, Miranda Addition, recorded under Instrument Number D193196151 PRCT, also being the northeast corner of said Gary B. Harston Tract 3;

THENCE South 00 degrees 30 minutes 59 seconds East, departing said common line, a distance of 138.27 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the south line of said Lot 1, same being the north line of Spring Meadows Addition, recorded under Instrument Number D185397592 PRCT;

THENCE South 89 degrees 29 minutes 08 seconds West, along said common line, a distance of 545.43 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the east line of Hewitt Street for the northwest corner of said Spring Meadows Addition, same being the southwest corner of said Gary B. Harston, Tract 2;

THENCE North 00 degrees 29 minutes 51 seconds East, along said east line, a distance of 279.76 feet to a found 1/2 inch iron rod capped "Old Town Surveying" for the northwest corner of said Gary B. Harston Tract 1, same being the southwest corner of said Lot 1, Block 1, Miranda Addition;

THENCE North 88 degrees 25 minutes 03 seconds East, departing said east line and along the north line of said Tract 1, same being the south line of said Lot 1, Block 1, Miranda Addition, a distance of 217.03 feet to a set 5/8 inch iron rod capped "Neel-Schaffer";

THENCE North 00 degrees 53 minutes 11 seconds West, departing said common line and across said Lot 1, Block 1, Miranda Addition, a distance of 93.08 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the north line of said Lot 1, Block 1, Miranda Addition, same being the south line of Lot 2, Block 3, Mollie B. Collins Addition, recorded under Instrument Number D183305080 PRCT;

THENCE North 88 degrees 29 minutes 05 seconds East, along said north line, a distance of 255.14 feet to a found 1/2 inch iron rod in the west line of said Azure Group Real Estate, LLC Tract 3, for the northeast corner of said Lot 1, Block 1, Miranda Addition, same being the southeast corner of a tract of land conveyed to Betty Riley, recorded under Instrument Number D209274936 DRTCT;

THENCE North 00 degrees 09 minutes 01 seconds East, along the west line of said Azure Group Real Estate, LLC Tract 3, same being the east line of said Betty Riley tract, a distance of 93.49 feet to a found 3/8 inch iron rod for the northwest corner of said Azure Group Real Estate, LLC Tract 3, same being the southwest corner of Lot 9, Block 1, Mollie B. Collins Addition, recorded under Instrument Number D185032609 PRCT;

THENCE North 89 degrees 06 minutes 12 seconds East, along the north line of said Azure Group Real Estate, LLC Tract 3, same being the south line of said Lot 9, Block 1, Mollie B. Collins Addition, 471.37 feet to the **POINT OF BEGINNING** and containing 326,450.717 or 7.494 acres of land.

FOR REVIEW ONLY

PRELIMINARY PLAT
 SMITHFIELD TERRACE

LOTS 1-17, BLOCK 1
 &
 LOTS 1-18, BLOCK 2
 4-OPEN SPACE LOTS- 1X & 2X, BLOCK 1
 1X & 2X, BLOCK 2

BEING 7.494 ACRE TRACT OF LAND SITUATED IN THE JOHN MCCOMAS SURVEY, ABSTRACT NUMBER 1040, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
 CONVEYED BY DEED TO SANDLIN HOMES, LLC
 RECORDED UNDER INSTRUMENT NUMBER
 DXXXXXXX DEED RECORDS, TARRANT COUNTY, TEXAS

APRIL 14, 2026

CASE: PLAT26-0160

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2026, to recommend approval of this preliminary plat.

Chair, Planning and Zoning Commission
 Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this day of _____, 2026, to approve this plat for filing of record.

Mayor, City of North Richland Hills
 Attest: City Secretary

OWNER

SANDLIN HOMES, LLC
 5137 DAVIS BOULEVARD
 NORTH RICHLAND HILLS, TEXAS 76180
 817-281-3509
 scott@sandlinhomes.com



NEEL-SCHAFFER, INC.
 2501 Avenue J, Suite 120, Arlington, Texas 76006
 CONTACT: Philip B. Wolters, RPLS No. 5894
 PHONE: 817-548-0696
 EMAIL: phil.wolters@neel-schaffer.com
 TBPLS FIRM REGISTRATION NO. 10021800

NOTES:

- THIS PROPERTY LOCATED IN ZONE "X" (areas determined to be located outside the 500-year floodplain) According to Flood Insurance Rate Map No. 48439C0205L, Dated 21 March 2019.
- Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
- All easements are "BY THIS PLAT" unless the recording accompanies the easement label.
- All property corners are 5/8" iron rods capped "Neel-Schaffer" unless otherwise noted.
- The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.

DETAIL A
 (BUILDING ENCROACHMENT)

